

BERRYESSA HOA

Meeting Minutes

Virtual Zoom 04/25 /23 | 6:30 pm

Meeting called to order by Alex M 6:31 at pm

In Attendance

Alex M, Megan M, Robin G, Carmine S, Kellie D., Denise G. -

Approval of Minutes

Approval of minutes from March, 2023

Denise motion to accept , Alex 2nd

Financial Report

- As of March 2023;
 - Operating= \$ 71,383.50 (- 4,975)- loss due to yearly expenditures and putting into reserve
 - Reserves= \$ 194,999.67 (+5190.72)
 - Total = \$ 256,273
 - Denise inquired about why so much in reserves and what a special assessment is-Carmine explained, also dues have not increased in years
- Motion to accept Alex, Megan 2nd

Old Business

- Signage/Posts
 - Done in the pool area
 - Rest will be completed tomorrow, walls painted
- Mens Bathroom/Pool Repair
 - Valves have been replaced
 - Denise questioned why not reported years ago-until she noticed issues-Robin stated pool company did know about it recently- questioned if property management walks the property to identify these issues/repairs-Robin agreed to check bathrooms once a month
 - Alex reminded that no homeowners have reported it-Denise feels board/management should be keeping track of it/monitoring our common grounds
 - Caulking around urinal and sink replacement still needs to be done
 - Lock on men's door=Robin will ask him to check it tomorrow
 - Tile work? Tile work should be completed
 - Tile/Grout repair done-Robin will call tomorrow
- Neighborhood Walk
 - Kellie-updated and write up completed. 2 Sundays walked the entire neighborhood-identified homes in need of repair/touch ups
 - Letters sent to residents/homeowners
 - Suggestion to target one item each year vs. "dinging" residents for multiple issues

- Garage Sale
 - 16 homes participated- annually?
 - If continuing-purchase higher quality signs and keep year/year to re-use
- Outgoing Mailbox Slot
 - No update on empty mailslots to use as outgoing
 - Denise can look into an appointment with the post master
 - Carmine-would be ideal to have the blue box installed
- Tree/Bush Trimming-
 - Robin reported all has been completed now
 - Denise inquired about Poinsettia and 91st Place/Laurel Lane-Robin will confirm with landscaping company
 - Kellie submitted landscaping updates to Robin from neighborhood walk
- Pool Gate Repair/Replace-they have been fixed-up to compliance-but don't want another write up. Would like reinforced gates so they are longer lasting. Bid received from one company. Self-Closing and Self-latching. Possibly have them bring samples of the metal to be used. If higher quality than willing to agree to bid. Robin will call to inquire about the quality of the gate. Commercial grade vs. residential grade? Megan made motion to accept- Denise 2nd
- South Entrance Sign Clean-Up- Robin will need to follow up-no vendor-could ask landscapers and/or the pool company to see if they can do this

- MOTION TO ADJOURN BY ALEX at 7:57 PM, 2ND BY Megan

New Business

- 9103 E. Poinsetta-Landscaping replacement? Taller plants- would like new shrubs-wants to send Robin an email with some suggestions
 - HOA list of plants? Not in CCR's but Garden West has provided list
 - Alex proposed that we could be opening door to owners requesting specific landscaping
 - Table it until the owner emails Robin
- Asphalt Replacement
 - About ½ the subdivision completed, company very sensitive to residents needs
- Gate Repair/Replacement
 - If Megan finds a gate company-post on bulletin board-possibly a group discount if owners want to use same company
 - Carmine raised concern that HOA can't "corral" other owners
 - Megan to research-Alex will call his company-then discuss again at next meeting- can post flyer on bulletin board-owners can use if desired
- Newsletter
 - Completed and posted

Next Meeting/Adjournment

- Wednesday, May 31st, 2023 = 6:30pm
- Adjourn-motion by Denise, Kellie 2nd at 7:29pm